



City of Green Bay
2015 Draft Annual Action Plan

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	935,152	30,000	0	965,152	0	
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	381,082	200,000	0	581,082	0	

Table 1 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local

funds), including a description of how matching requirements will be satisfied

The City of Green Bay will leverage non-federal funding through both the CDBG and HOME program. HOME funding can be used in conjunction with private funding and other public funds to complete several LMI single-family housing projects. NeighborWorks® Green Bay along with other local Community Housing Development Organizations, will be able to complete the rehabilitation of several home renovation projects using donations and NSP funding. Further, Downpayment/Closing Cost Assistance Program, receiving HOME allocations will be able to leverage private mortgage loans, other Public funding, and buyer's out-of-pocket funds.

The City of Green Bay staff funded by CDBG and HOME will work directly with the Green Bay Neighborhood Leadership Council (GBNLC) to realize their goal of revitalizing Green Bay's older neighborhoods. The GBNLC is made up of presidents of Green Bay's 40 neighborhood associations and representatives from various entities including housing providers, neighborhood advocates, and neighborhood resource center directors.

Match requirements will be satisfied with contribution of site preparation, construction materials, and donated labor from Habitat for Humanity and other local organizations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The Redevelopment Authority owns approximately 33 individual lots that could be utilized to address the needs identified in this plan. Some of these lots will be combined to form larger sites that can be developed into multifamily and mixed use development to serve the LMI population of the community. These sites are scattered throughout the downtown area and will be marketed through the RFP process to attain qualified developers and to ensure best use of the sites concentrating on the needs of LMI households.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Quality Affordable Housing	2015	2019	Affordable Housing			CDBG: \$290,152	
2	Public Service Support	2015	2019	Non-Homeless Special Needs		Support Community Services	CDBG: \$120,000	
3	Infrastructure Improvements	2015	2019	Non-Housing Community Development		Create Physical Improvements	CDBG: \$300,000	
4	Increase Economic Opportunities	2015	2019	Non-Housing Community Development		Support Economic Development		
5	Prevention of homelessness	2015	2019	Homeless		Address the needs of Homeless		

Table 2 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Quality Affordable Housing
	Goal Description	Provide CDBG, HOME, and local funding for residential real estate activities such as acquisition, demolition, rehabilitation, and new construction within the City of Green Bay.
2	Goal Name	Public Service Support
	Goal Description	Provide CDBG to support community services related to the following activities, assisting the elderly and disabled, public safety, transportation, youth development, job training, and public health for LMI individuals.
3	Goal Name	Infrastructure Improvements
	Goal Description	Provide CDBG funding to assist with street improvements, alley resurfacing, replace deteriorated infrastructure within CDBG eligible neighborhoods in the City of Green Bay.
4	Goal Name	Increase Economic Opportunities
	Goal Description	Provide CDBG funding to support job training, job creation, provide grants and/or loans for business facade improvements, and Section 108 Loan Guarantee to assist with job creation.
5	Goal Name	Prevention of homelessness
	Goal Description	Provide CDBG, HOME, and local funding to support the prevention of homelessness for individuals, families, mentally ill, disabled, veterans, and persons with HIC/AID within the City of Green Bay.

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name
1	2015 Park Department Projects
2	2015 Department of Public Works Projects
3	2015 Community Service Interns
4	2015 Fair Housing Services
5	2015 Open Public Service Activities
6	2015 CDBG Eligible Area Projects
7	2015 Economic Development Opportunities
8	2015 Administration
9	2015 HOME Single Family Rehabilitation
10	2015 Housing Development Advancement Projects
11	2015 HOME CHDO Projects
12	2015 HOME Administration

Table 3 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary

Project Summary Information

1	Project Name	2015 Park Department Projects
	Target Area	
	Goals Supported	Infrastructure Improvements
	Needs Addressed	Create Physical Improvements
	Funding	CDBG: \$200,000
	Description	The City of Green Bay Park Department staff has identified the follow needs within the CDBG eligible areas for the 2015 funding year; demolition of deteriorated buildings, neighborhood park improvements, and neighborhood bike and walking paths.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	In the following Census Tracts or Block Groups: CT1 BG1, CT 1 BG2, CT2 BG1, CT2 BG2, CT2 BG3, CT2 BG5, CT3.02 BG1, CT3.02 BG2, CT3.03 BG2, CT4.01 BG3, CT4.01 BG4, CT5 BG2, CT5 BG3, CT7 BG2, CT7 BG3, CT7 BG4, CT8 BG1, CT8 BG2, CT9 BG1, CT9 BG2, CT9 BG3, CT9 BG4, CT9 BG5, CT10 BG1, CT11 BG1, CT11 BG2, CT12 BG1, CT12 BG2, CT13 BG1, CT13 BG2, CT13 BG3, CT14 BG1, CT14 BG5, CT16 BG2, CT16 BG4, CT17.01 BG2, CT17.02 BG1, CT17.02 BG3, CT18.02 BG1, CT20.01 BG3, CT207.04 BG3, CT940.04 BG1.
2	Planned Activities	Demolition of deteriorated buildings Neighborhood Park Improvements Bike and walking paths
	Project Name	2015 Department of Public Works Projects
	Target Area	
	Goals Supported	
	Needs Addressed	Create Physical Improvements
	Funding	CDBG: \$150,000

	Description	The Department of Public Works (DPW) will work in the CDBG eligible areas to resurface alleys, which are reaching an age where resurfacing is necessary, eliminate trip hazards on sidewalks caused by tree roots, and make improvements to ensure sidewalks are ADA accessible. Additionally, eligible projects such as streetscape improvements, infrastructure replacement designed to improve the overall quality of living in the LMI impact neighborhoods will be examined and implemented.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Census data for household income shows that low and moderate income concentrations, defined as 51% or more of the households at less than 80% of the County Median Income, are found in the following Census Tracts or Block Groups: CT1 BG1, CT 1 BG2, CT2 BG1, CT2 BG2, CT2 BG3, CT2 BG5, CT3.02 BG1, CT3.02 BG2, CT3.03 BG2, CT4.01 BG3, CT4.01 BG4, CT5 BG2, CT5 BG3, CT7 BG2, CT7 BG3, CT7 BG4, CT8 BG1, CT8 BG2, CT9 BG1, CT9 BG2, CT9 BG3, CT9 BG4, CT9 BG5, CT10 BG1, CT11 BG1, CT11 BG2, CT12 BG1, CT12 BG2, CT13 BG1, CT13 BG2, CT13 BG3, CT14 BG1, CT14 BG5, CT16 BG2, CT16 BG4, CT17.01 BG2, CT17.02 BG1, CT17.02 BG3, CT18.02 BG1, CT20.01 BG3, CT207.04 BG3, CT940.04 BG1.
	Planned Activities	<ul style="list-style-type: none"> • Sidewalk Replacement • Alley Resurfacing • Streetscaping • Infrastructure Replacement
3	Project Name	2015 Community Service Interns
	Target Area	
	Goals Supported	Public Service Support
	Needs Addressed	Support Community Services
	Funding	CDBG: \$50,000

	Description	The Community Service Intern (CSI) program is a program that funds interns which work within all CDBG eligible areas. This program has been a very successful component of decreasing crime in the City's core neighborhoods. Interns assist the Police Department by attending neighborhood events, picking up found bicycles and logging them into police evidence, conducting vacation checks for residents gone for extended periods of time, providing translation services, making referrals to inspection, and creating a police presence in downtown neighborhoods.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Census Tracts or Block Groups: CT1 BG1, CT 1 BG2, CT2 BG1, CT2 BG2, CT2 BG3, CT2 BG5, CT3.02 BG1, CT3.02 BG2, CT3.03 BG2, CT4.01 BG3, CT4.01 BG4, CT5 BG2, CT5 BG3, CT7 BG2, CT7 BG3, CT7 BG4, CT8 BG1, CT8 BG2, CT9 BG1, CT9 BG2, CT9 BG3, CT9 BG4, CT9 BG5, CT10 BG1, CT11 BG1, CT11 BG2, CT12 BG1, CT12 BG2, CT13 BG1, CT13 BG2, CT13 BG3, CT14 BG1, CT14 BG5, CT16 BG2, CT16 BG4, CT17.01 BG2, CT17.02 BG1, CT17.02 BG3, CT18.02 BG1, CT20.01 BG3, CT207.04 BG3, CT940.04 BG1.
	Planned Activities	Interns assist the Police Department by attending neighborhood events, picking up found bicycles and logging them into police evidence, conducting vacation checks for residents gone for extended periods of time, providing translation services, making referrals to inspection, and creating a police presence in downtown neighborhoods.
4	Project Name	2015 Fair Housing Sevices
	Target Area	
	Goals Supported	Public Service Support
	Needs Addressed	Affirmatively Further Fair Housing
	Funding	CDBG: \$10,000

	Description	As both a HUD mandate and an important component to affirmatively furthering fair housing choice, an allocation of CDBG funds will be utilized to ensure fair housing practices. Proposed activities under this project include educational services through presentations and direct assistance, managing fair housing complaints, and distribution of information of fair housing laws and illegal discrimination.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Census Tracts or Block Groups: CT1 BG1, CT 1 BG2, CT2 BG1, CT2 BG2, CT2 BG3, CT2 BG5, CT3.02 BG1, CT3.02 BG2, CT3.03 BG2, CT4.01 BG3, CT4.01 BG4, CT5 BG2, CT5 BG3, CT7 BG2, CT7 BG3, CT7 BG4, CT8 BG1, CT8 BG2, CT9 BG1, CT9 BG2, CT9 BG3, CT9 BG4, CT9 BG5, CT10 BG1, CT11 BG1, CT11 BG2, CT12 BG1, CT12 BG2, CT13 BG1, CT13 BG2, CT13 BG3, CT14 BG1, CT14 BG5, CT16 BG2, CT16 BG4, CT17.01 BG2, CT17.02 BG1, CT17.02 BG3, CT18.02 BG1, CT20.01 BG3, CT207.04 BG3, CT940.04 BG1.
	Planned Activities	Proposed activities under this project include educational services through presentations and direct assistance, managing fair housing complaints, and distribution of information of fair housing laws and illegal discrimination.
5	Project Name	2015 Open Public Service Activities
	Target Area	
	Goals Supported	Public Service Support
	Needs Addressed	Support Community Services
	Funding	CDBG: \$70,000
	Description	This program is designed to make grants available to local nonprofit agencies through a competitive review of proposals received related to the goals and needs the community as defined in the Consolidated Plan. All awards will benefit LMI families or neighborhoods.
	Target Date	12/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Census Tracts or Block Groups: CT1 BG1, CT 1 BG2, CT2 BG1, CT2 BG2, CT2 BG3, CT2 BG5, CT3.02 BG1, CT3.02 BG2, CT3.03 BG2, CT4.01 BG3, CT4.01 BG4, CT5 BG2, CT5 BG3, CT7 BG2, CT7 BG3, CT7 BG4, CT8 BG1, CT8 BG2, CT9 BG1, CT9 BG2, CT9 BG3, CT9 BG4, CT9 BG5, CT10 BG1, CT11 BG1, CT11 BG2, CT12 BG1, CT12 BG2, CT13 BG1, CT13 BG2, CT13 BG3, CT14 BG1, CT14 BG5, CT16 BG2, CT16 BG4, CT17.01 BG2, CT17.02 BG1, CT17.02 BG3, CT18.02 BG1, CT20.01 BG3, CT207.04 BG3, CT940.04 BG1.
	Planned Activities	This program is designed to make grants available to local nonprofit agencies through a competitive review of proposals received related to the goals and needs the community as defined in the Consolidated Plan.
6	Project Name	2015 CDBG Eligible Area Projects
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$290,152
	Description	Most of the activities in the project will focus on the continuation of residential real estate activities such as acquisition, demolition or rehabilitation of housing acquired in previous program years, new construction of affordable housing, homeowner rehabilitation, and homebuyer assistance. Additionally, eligible projects such as streetscape improvements designed to improve the overall quality of living in the LMI impact neighborhoods will be examined and implemented.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	Census Tracts or Block Groups: CT1 BG1, CT 1 BG2, CT2 BG1, CT2 BG2, CT2 BG3, CT2 BG5, CT3.02 BG1, CT3.02 BG2, CT3.03 BG2, CT4.01 BG3, CT4.01 BG4, CT5 BG2, CT5 BG3, CT7 BG2, CT7 BG3, CT7 BG4, CT8 BG1, CT8 BG2, CT9 BG1, CT9 BG2, CT9 BG3, CT9 BG4, CT9 BG5, CT10 BG1, CT11 BG1, CT11 BG2, CT12 BG1, CT12 BG2, CT13 BG1, CT13 BG2, CT13 BG3, CT14 BG1, CT14 BG5, CT16 BG2, CT16 BG4, CT17.01 BG2, CT17.02 BG1, CT17.02 BG3, CT18.02 BG1, CT20.01 BG3, CT207.04 BG3, CT940.04 BG1.
	Planned Activities	<ul style="list-style-type: none"> • Acquisition • Demolition • Relocation • Rehabilitation • Streetscaping
7	Project Name	2015 Economic Development Opportunities
	Target Area	
	Goals Supported	Increase Economic Opportunities
	Needs Addressed	Support Economic Development
	Funding	:
	Description	This program is a low-interest rate loan program which serves as gap financing, as long as business owners commit to creating full-time equivalent positions for low-to-moderate income individuals.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<ul style="list-style-type: none"> • Economic Development Revolving Loans • Business Facade Improvements • Section 108 Loan Gaurantee
8	Project Name	2015 Administration

	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$215,000
	Description	20% of Entitlement funds plus 2014 Program Income will be used to administer the CDBG grant.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	2015 HOME Single Family Rehabilitation
	Target Area	
	Goals Supported	Provide Quality Affordable Housing
	Needs Addressed	Provide Quality Affordable Housing
	Funding	HOME: \$100,000
	Description	This program is designed to improve the housing stock in LMI area neighborhoods. Low-to-moderate income households apply for deferred interest loans. The rehab loans help low-income homeowners pay for necessary maintenance for their properties, thus increasing the attractiveness and value of the entire neighborhood.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Provide
	Location Description	
	Planned Activities	Low-to-moderate income households apply for deferred interest loans. The rehab loans help low-income homeowners pay for necessary maintenance for their properties

10	Project Name	2015 Housing Development Advancement Projects
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$166,082
	Description	The City has allocated Home funding plus HOME Program Income to project(s) that will create additional opportunities for quality affordable housing units. Housing Development Advancement Projects will be primarily used as a development subsidy for new affordable housing units.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Development subsidy for new affordable housing units.
11	Project Name	2015 HOME CHDO Projects
	Target Area	
	Goals Supported	Provide Quality Affordable Housing
	Needs Addressed	Provide Quality Affordable Housing
	Funding	HOME: \$57,000
	Description	The City has allocated HOME funding to project(s) that will be carried out by a local Community Housing Development Organizations (CHDOs). These projects will involve the construction or rehabilitation of homes for permanent, single-family housing or rental housing to LMI families.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	These projects will involve the construction or rehabilitation of homes for permanent, single-family housing or rental housing to LMI families.
12	Project Name	2015 HOME Administration
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$58,000
	Description	10% of Entitlement funds plus Program Income will be used to administer the HOME Program.
	Target Date	12/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Administration

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Census Tracts or Block Groups: CT1 BG1, CT 1 BG2, CT2 BG1, CT2 BG2, CT2 BG3, CT2 BG5, CT3.02 BG1, CT3.02 BG2, CT3.03 BG2, CT4.01 BG3, CT4.01 BG4, CT5 BG2, CT5 BG3, CT7 BG2, CT7 BG3, CT7 BG4, CT8 BG1, CT8 BG2, CT9 BG1, CT9 BG2, CT9 BG3, CT9 BG4, CT9 BG5, CT10 BG1, CT11 BG1, CT11 BG2, CT12 BG1, CT12 BG2, CT13 BG1, CT13 BG2, CT13 BG3, CT14 BG1, CT14 BG5, CT16 BG2, CT16 BG4, CT17.01 BG2, CT17.02 BG1, CT17.02 BG3, CT18.02 BG1, CT20.01 BG3, CT207.04 BG3, CT940.04 BG1.

Geographic Distribution

Target Area	Percentage of Funds

Table 4 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Revitalization of LMI areas within the City remains a top priority for City staff. Besides having the largest concentrations of urban poor, these areas also have the oldest and most deteriorated housing stock. Housing in these areas has varied residential uses including single-family, two-family, and small apartments. Conversion of single- and two-family houses into multiple apartments has led to overcrowding, lack of parking, and deterioration of housing.

Typically, older housing is less expensive, but it is also more likely to have maintenance issues and likely to be less energy efficient than newer homes. There is also the likelihood that older housing will contain some type of health hazard such as lead paint or asbestos. Low-income households have the highest incidence of housing problems. They are 2 to 3 times more likely to have some type of housing problem compared to the City as a whole. Since a disproportionate number of low-income households are concentrated in near downtown neighborhoods, it can be assumed that the inadequate housing they are living in is older housing.

In order to really make a difference in these areas and help restore vibrant and strong neighborhoods, many of the City's programs, both CDBG and HOME funded, will be targeted in these LMI areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City of Green Bay in 2015 will provide the following projects to achieve their affordable housing goals:

- **CDBG Eligible Areas:** Most of the activities in the CDBG Eligible Areas will focus on the continuation of residential real estate activities such as acquisition, demolition or rehabilitation of housing acquired in previous program years, new construction of affordable housing, homeowner rehabilitation, and homebuyer assistance. Additionally, eligible projects such as streetscape improvements designed to improve the overall quality of living in the LMI impact neighborhoods will be examined and implemented.
- **Single Family Rehab Loan Program:** This program is designed to improve the housing stock in LMI area neighborhoods. Low-to-moderate income households apply for deferred interest loans. The rehab loans help low-income homeowners pay for necessary maintenance for their properties, thus increasing the attractiveness and value of the entire neighborhood.
- **Housing Development Advancement Projects:** The City has allocated HOME funding plus HOME Program Income to project(s) that will create additional opportunities for quality affordable housing units. Housing Development Advancement Projects will be primarily used as a development subsidy for new affordable housing units.
- **Community Development Housing Organization:** The City has allocated HOME funding to project(s) that will be carried out by a local Community Housing Development Organizations (CHDO's). These projects will involve the construction or rehabilitation of homes for permanent, single-family housing or rental housing to LMI families.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	10
Special-Needs	0
Total	10

Table 5 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	12
Acquisition of Existing Units	5
Total	23

Table 6 - One Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

The Green Bay Housing Authority (GBHA), along with the Brown County Housing Authority (BCHA), manages all public housing within the City of Green Bay. GBHA manages 50 scattered site family rental units that are available to LMI households. The units are quality, single-family houses or duplexes that range in size from two to four- bedroom units to accommodate larger families. There are 15 four-bedroom units, 30 three-bedroom units, and 5 two-bedroom units. GBHA also manages Mason Manor, a 153-unit complex for LMI elderly and disabled persons. The BCHA manages the Housing Choice Voucher (HCV) Program, which is designed to help individuals and families living on a limited income afford a private housing unit. Formerly known as Section 8 Rental Assistance Program, HCV now serves approximately 3,200 households in Brown County. A majority of these vouchers are used in the near downtown area.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The Green Bay Housing Authority manages 50 scattered site family rental units available for LMI households. The units are quality, single-family houses or duplexes that range in size from two to four-bedrooms to accommodate larger families. There are 15 four-bedroom units, 30 three-bedroom units, and 5 two-bedroom units. The Green Bay Housing Authority also manages Mason Manor, a 153-unit complex for the low and moderate-income elderly.

Some residents of the Mason Manor work and live in the building. A few volunteer at the ADARC meals site program, which provide meals to elderly residence within Mason Manor at no cost. A resident of the Scatter Sites facilities sits on the Green Bay Housing Authority Commission as representative.

Some of the activities within Mason Manor itself include; “birthday club”, Brown County Library book drop, live entertainment once a month and an annual Christmas party.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

PHA is not designated as troubled.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Brown County Homeless and Housing Coalition (BCHHC) is a community based organization working to end homelessness in Brown County. They coordinate Brown County's Continuum of Care for homeless and housing insecure residents. It is a group representing organizations with a common concern for the plight of homeless persons in the Brown County area. The main purpose of the Coalition is to address the basic needs of individuals and families without permanent shelter using the most humane and equitable means available; to improve the quality of community services available for the homeless; to provide a collective community and social policy making bodies which have the capacity to reduce and prevent the occurrence of social conditions which contribute to homelessness in our area.

Addressing the emergency shelter and transitional housing needs of homeless persons

Addressing the emergency shelter and transitional housing needs of homeless persons is a high priority on the City of Green Bay Consolidated Plan. The City of Green Bay will continue to leverage its partnership and resources to the best of their ability to ensure emergency shelter and transitional housing needs are met.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Programs that will assist in the prevention of individuals and families from becoming homeless include:

CDBG and HOME Rehabilitation Loan Programs - Provides deferred rehabilitation loans to low and moderate income homeowners making it possible for them to maintain their home.

Section 8 Voucher Program - Reduces housing costs for low-income renters to 30% of their income making rents affordable.

Additionally, the City will continue to work with the Brown County Homeless and Housing Coalition as well as other homeless serving agencies to monitor the need for transitional housing, outreach/assessment and emergency shelters and services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly

funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City will continue to supporting a number of programs during the next five years with the goal of reducing poverty among area families.

- Rental assistance through the HCV program reduces the housing cost burden to very low-income clients. Clients are able to choose where they live, allowing them to find locations near employment opportunities, transportation, and support services.
- Very low-income households can qualify for rental assistance through the HCV Program. Once in this program, these persons are eligible to participate in the Family Self Sufficiency Program (FSS Program). The FSS Program is a cooperative program that provides support and assistance to LMI families for up to five years. HCV program households that participate in the FSS program set an action plan that identifies the family's employment goals. The plan outlines the activities and services required to achieve these goals. FSS Coordinators assist the families in staying on track with their goals and monitoring their progress. FSS families earn escrow accounts as their earned income increases.

City will also continue to coordinate with other agencies and programs in order to provide high-quality services to LMI families. Wisconsin Public Service, Integrated Community Solutions, NeighborWorks® Green Bay, and Greater Green Bay Habitat for Humanity have all been partners in creating affordable housing opportunities to families in poverty.

Job creation efforts for LMI persons will continue through the Economic Development Revolving Loan Fund, (ED RLF). Economic Development staff are marketing the ED RLF program city wide in order to create neighborhood based businesses and jobs for the area residents.

AP-75 Barriers to affordable housing – 91.220(j)

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

No public policies have been identified as being an obstruction for the provision of affordable housing. Summarized below are comments regarding a number of potential problem areas:

Local Tax Policies: The City taxes all property equally pursuant to state law. Taxes in the City are relatively low for a city of its size.

Land Use Controls & Zoning Ordinances: The City's zoning ordinance allows for all types of housing. Vacant land is available for multifamily, duplex, and single family new construction. The existing zoning ordinance contains less restrictive provisions for lot size requirements within older neighborhoods to allow in-fill of new lower cost housing. The City has rezoned parcels in near downtown neighborhoods to strengthen and stabilize the residential character of the neighborhoods.

Building Codes and Enforcement: The City of Green Bay has adopted the State building codes for new construction. These codes have not been an obstacle for development of affordable housing in the City. The City operates on a less restrictive state code for rehabilitation of existing housing. Enforcement of building codes has not been an obstacle, but has in fact been a valuable tool for maintaining decent, safe and sanitary residential units. Deteriorating units are identified, and directed to be repaired to an occupiable state. Systematic inspections of near downtown neighborhoods have been implemented to encourage decent, safe and sanitary housing and to extend the useful life.

Fees and Charges: Building permit fees, subdivision charges, etc. are reasonable for a City the size of Green Bay. Fees were established based on a survey of similar sized city's fees. Green Bay has continued to charge reasonable and affordable fees, which do not present a barrier for affordable housing.

AP-85 Other Actions – 91.220(k)

Actions planned to address obstacles to meeting underserved needs

Reductions in funding levels have been an obstacle to meeting the needs of underserved populations. As funding levels decrease, so does the level of funding that can be provided in the designated CDBG Eligible Areas for revitalizing deteriorated housing stock and providing public services activities to underserved LMI populations. In an effort to overcome this obstacle the City has tried to concentrate its 2015 CDBG and HOME entitlement allocation in the hopes of making a significant impact in these areas.

Actions planned to foster and maintain affordable housing

The City of Green Bay in 2015 will provide the following projects to achieve their affordable housing goals:

- **CDBG Eligible Areas:** Most of the activities in the CDBG Eligible Areas will focus on the continuation of residential real estate activities such as acquisition, demolition or rehabilitation of housing acquired in previous program years, new construction of affordable housing, homeowner rehabilitation, and homebuyer assistance. Additionally, eligible projects such as streetscape improvements designed to improve the overall quality of living in the LMI impact neighborhoods will be examined and implemented.
- **Single Family Rehab Loan Program:** This program is designed to improve the housing stock in LMI area neighborhoods. Low-to-moderate income households apply for deferred interest loans. The rehab loans help low-income homeowners pay for necessary maintenance for their properties, thus increasing the attractiveness and value of the entire neighborhood.
- **Housing Development Advancement Projects:** The City has allocated Home funding plus HOME Program Income to project(s) that will create additional opportunities for quality affordable housing units. Housing Development Advancement Projects will be primarily used as a development subsidy for new affordable housing units.
- **Community Development Housing Organization:** The City has allocated HOME funding to project(s) that will be carried out by a local Community Housing Development Organizations (CHDO's). These projects will involve the construction or rehabilitation of homes for permanent, single-family housing or rental housing to LMI families.

Actions planned to reduce lead-based paint hazards

The City of Green Bay has adopted the presumption of lead in pre-1978 housing in the administration of rehabilitation programs. Therefore, lead-safe work practices are utilized in all rehabilitation projects, and work items with potential lead hazards are identified and receive standard treatments. All projects must pass a lead clearance test. The pamphlet, "Protect Your Family From Lead in Your Home" is distributed to all households participating in a rehabilitation project. The City of Green Bay has two lead certified investigators.

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

The City of Green Bay has a well-developed and successful institutional structure in place for the administration of federal funding.

Public Groups:

The City of Green Bay is the grantee for many of the affordable housing and community development programs that are provided by HUD. It provides the primary governmental support needed to implement programs under these grants.

The Redevelopment Authority of the City of Green Bay (RDA) administers the CDBG, HOME, and NSP 1 Programs for the City. Community Services Agency staff is responsible for the everyday administration of HUD-funded programming, including financial management. The Neighborhood Division is primarily responsible for the real estate work done in the Impact Areas, administration of the Community Service Intern Program, and the administration of the Owner-occupied Rehabilitation Loan Program.

The Department of Public Works administers public infrastructure programs such as sidewalk and alley replacement, and streetscaping in the LMI areas for the City. The Department of Parks, Recreation & Forestry administers park and parkway facilities and programming within the City. The Economic Development Authority administers the City's Economic Development Revolving Loan Fund within LMI areas.

The Green Bay Housing Authority manages 50 scattered site family rental units available for LMI households. The units are quality, single-family houses or duplexes that range in size from two to four-bedrooms to accommodate larger families. There are 15 four-bedroom units, 30 three-bedroom units, and 5 two-bedroom units. The Green Bay Housing Authority also manages Mason Manor, a 153-unit complex for the low and moderate-income elderly.

The Brown County Housing Authority manages the Housing Choice Voucher (HCV) program, which is designed to help individuals and families living on a limited income afford a private housing unit. Formerly known as the Section 8 Rental Assistance program, HCV now serves approximately 3,200 households in Brown County.

Non-profit Organizations:

Listed below are non-profit agencies that the City may work with during the 2015 Program year for various community development and housing related programs:

The Metropolitan Milwaukee Fair Housing Council (MMFHC) has administered the City's fair housing program for several years. This organization focuses on outreach and education.

Habitat for Humanity has received CDBG and HOME funding in the past to create LMI affordable housing.

Integrated Community Solutions works with the Brown County Housing Authority to administer and monitor the Housing Choice Voucher Program throughout Brown County.

Green Bay Neighborhood Leadership Council has raised thousands of private dollars for blight elimination and other neighborhood initiatives.

NeighborWorks® Green Bay, formerly Neighborhood Housing Services of Green Bay, is a designated CHDO for the City of Green Bay. It currently receives HOME funding for the administration of the Downpayment/Closing Cost Assistance Program. NeighborWorks® Green Bay often works with the City and the County to create LMI affordable housing in deteriorated areas.

Private Industry:

Listed below are some of the private businesses that the City has worked with in the past to provide assistance to LMI households.

Wisconsin Public Service has provided energy assistance to LMI property owners ranging from furnaces to energy audits to low-interest loans.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Green Bay has a good system in place to enhance coordination between public and private housing social agencies. Within the public institutions, interrelationship exists between departments drawing upon expertise from various staff. The Redevelopment Authority, Green Bay Housing Authority, and Brown County Housing Authority are administered under one Executive Director with program implementation handled by shared staff.

The Green Bay Housing Authority manages 203 public housing units. The Commissioners of the Green Bay Housing Authority are appointed by the Mayor and confirmed by the City Council. Management of the Mason Manor elderly housing project is handled through a cooperation agreement with the City of Green Bay, utilizing City hired staff. The administrator is located in City Hall with three on-site staff managing the day-to-day activities. Procurement activities are handled through the City. The Housing Authority prepares a five-year agency plan and an annual action plan. The City reviews the plan for consistency with the Consolidated Plan of the City of Green Bay.

The City has worked with various non-profit groups and private sector to improve the quality of life in Green Bay, and to make the City a viable urban community.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Green Bay will use the recapture provision for HOME funds in program year 2015.

In the event of a voluntary or involuntary transfer of the property during the applicable period of affordability, the City will recapture all or a portion of the direct subsidy provided to the homebuyer. This direct subsidy is provided as down payment assistance in the form of a deferred payment 0% interest loan. The loan will remain deferred as long as the home remains the principal residence of the home buyer. If the home becomes not the homebuyers principal residence the loan is due in full. If the net proceeds from a voluntary or involuntary sale are insufficient to repay the amount of the HOME subsidy, the City shall recapture the balance of the loan or 100% of net proceeds from the sale, whichever is less. If there are no net proceeds from the sale, no repayment is required. Net proceeds are defined as the sales price minus superior loan repayment and any closing costs incurred by the homebuyer.

This language shall be included and adopted in the City of Green Bay's HOME policies, and incorporated into written agreements and loan documents.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The City of Green Bay will use the recapture provision for HOME funds in program year 2015.

In the event of a voluntary or involuntary transfer of the property during the applicable period of affordability, the City will recapture all or a portion of the direct subsidy provided to the homebuyer. This direct subsidy is provided as down payment assistance in the form of a deferred payment 0% interest loan. The loan will remain deferred as long as the home remains the principal residence of the home buyer. If the home becomes not the homebuyers principal residence the loan is due in full. If the net proceeds from a voluntary or involuntary sale are insufficient to repay the amount of the HOME subsidy, the City shall recapture the balance of the loan or 100% of net proceeds from the sale, whichever is less. If there are no net proceeds from the sale, no repayment is required. Net proceeds are defined as the sales price minus superior loan repayment and any closing costs incurred by the homebuyer.

This language shall be included and adopted in the City of Green Bay's HOME policies, and incorporated into written agreements and loan documents.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Green Bay has no plans to use HOME funds to refinance existing debt secured by multifamily housing.

Appendix - Alternate/Local Data Sources